

REAL ESTATE AT AUCTION.

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Write Your Name and Address, Tear Out and Mail at Once.

JOSEPH P. DAY, Auctioneer  
67 Liberty St., New York

Please send me, without obligation, full details of the Joseph P. Day Plan "HOW TO HAVE YOUR LOTS COST YOU NOTHING" through Tax Exemption.

Name \_\_\_\_\_

Address \_\_\_\_\_

Send name and address of any friends who may be interested

## Foresight vs. Hindsight

Gaynor ridiculed the idea of "Subways for Queens." Now, a few short years after this, these routes are lined with industrial plants running into hundreds of millions of dollars; also apartment houses, business buildings and dwellings that have cost millions of dollars to build. Long Island City, directly opposite to the 42nd to 96th Street section of Manhattan, is the "hub" of all this industrial and housing activity, and it is to this nearby, accessible area that congested New York must look for a fresh supply of low price vacant land. "Buy a few lots NOW," and begin building before April, 1922, to derive all the benefits of Tax Exemption for 10 years. This is my Springtime message to the tens of thousands of buyers to whom I have sold lots, and to every other homeseeker and prospective lot buyer in the City of New York. I have spent more than \$1,000,000 in advertising during the past few years to assemble my constantly revised list of buyers, many of whom buy repeatedly at sales conducted by me. If you wish to dispose of real estate, anywhere, consult with me at once.

## Build Now and Get Your Lots for Nothing

Tax exemption enables you to do this regardless of the cost of the building, if commenced before April, 1922, because of the saving in taxes for ten years. The amount saved, based on a 10-year \$5,000 yearly tax exemption, is equivalent to the investment of \$1,425 in lots, or of \$2,850 on \$10,000 exemption basis.

## TAX EXEMPTION

applies to one-family dwellings up to \$5,000, two-family dwellings up to \$10,000 and apartment houses at the rate of \$1,000 per room, up to five rooms per apartment. Figuring on a tax rate of \$2.85 per \$100 of tax value of building, the Exemption on each \$5,000 building amounts to \$142.50 per year or \$1,425 in 10 years.

"BUY A FEW LOTS" of the

## 1200 LONG ISLAND CITY LOTS To be sold Separately

Belonging to the Estate of Wm. G. Park and others, will be sold at

## Absolute Trustee's Auction Sale

To the Highest Bidder, Regardless of Price.

By instructions from Hon Francis K. Pendleton, Trustee and The Farmers' Loan &amp; Trust Company, Executors

## Saturday, May 7th rain or shine, in mammoth tent,

At 1 o'clock, on Grand Ave. between 6th and 7th Aves., Long Island City.

15 to 20 minutes From 42nd St. by Subway

80% @ 6% 10% on day of sale—10% in 30 days and balance 80% in Monthly Payments of 2%

70% @ 6%—60% @ 5 1/2%—50% @ 5% May Remain on Mortgage New York Title &amp; Mortgage Co. Policies free to purchasers.

Pendleton, Anderson, Iselin &amp; Riggs, Esqs., Attys. for Trustee, 25 Broad St., N. Y. City.

Geller, Rolston &amp; Blanc, Esqs., Attys. for Executor, 20 Exchange Place, N. Y. City.

## GO TO LONG ISLAND CITY TODAY

Take any Subway to Grand Central Subway Station, transfer to Queensboro Subway (Astoria Line) to Grand Ave. Station, where my representatives will meet you. B. R. T. Broadway Subway trains to Queensboro Bridge Plaza and change cars to Interborough (Astoria Line) and get off at Grand Ave. Station, or take 2d Ave. "L" via 57th St. and 2d Ave. to Grand Ave. Station (Astoria Line) at property, where my representatives will meet you, or by motor, from Queensboro Bridge, follow left branch of Elevated Road to Grand Avenue Station.

## 14th Street Where Subways Meet!

The Interborough, the "Broadway" B. R. T. and the new "14th St-Eastern Parkway" B. R. T. (The only direct Crosstown Subway to Brooklyn)

14th St. At Union Sq., is the point at which all the huge traffic of all the North and South, East and West Side thoroughfares converges, creating one of the best business locations in New York.

## "14th STREET HAS COME BACK"

Some of the best business building sites in 14th St. and Union Square are soon to be sold by me at Supreme Court and Executors' Partition Sale.

Send for Photogravure Bookmap.

Send for Booklet

67 LIBERTY ST., NEW YORK CITY

## SPECIAL SALES DAY Thursday, April 28th

At Noon, at Exchange Salesroom, 14 Vesey St., N. Y. C.

## ABSOLUTE SALE

8 Excellently Constructed Dwellings (Formerly Belonging to the Astor Estate and built by John Downey) 333-337-339-349-351-353-359-363 W. 15th St. Bet. 8th and 9th Aves.

4 story and basement brick dwellings with marble fronts; sizes about 12x100 each. Lawyers Title Ins. Co. policies free to purchasers. SCOTT, GERARD & BOWERS, Esqs., Attys., 46 Cedar St., N. Y. C.

## GREENWICH VILLAGE PROPERTIES

59-61 Morton St. (Bet. Hudson and Bedford Sts.) Two 2 1/2-story and basement brick tenements, to be sold separately. Size 25x100. 2, 4, 6, 8, 10 Grove St. (Bet. Hudson and Bedford Sts.) One 2-story and four 2 1/2-story and basement brick and frame dwellings, to be sold separately. Sizes (1) 21x40; (2) 20x40; (3) 18x75.6. 5-11-12-13 St. Luke's Pl. (Bet. Hudson and Bedford Sts.) Four 3-story and basement brick tenements, to be sold separately. Sizes 21.8x108. Guggenheimer, Strasser & Meyer, Esqs., Attys., 27 William St., N. Y. C.

BRONX GARAGE SITE E. S. Jerome Ave. 179.26 Ft. N. of East 177th St. Running Through to Walton Ave. Large vacant plot, with about 15,000 sq. ft., with plans and permit already issued for the erection of a public garage. Douglas Mathewson, Esq., Atty., 55 Liberty St., N. Y. City. BRONX DWELLING Block Front E. S. Decatur Ave. Bet. 261st St. & Mosholu Parkway South. Large plot of ground, 46.20x150.41x57.27x122.44, improved with 2 1/2-story frame dwelling. Joseph Rosenzweig, Esq., Atty., 99 Nassau St., N. Y. City. MANHATTAN TENEMENTS 222-4-6 East 46th St. (Bet. Second and Third Aves.) Four and five story business buildings, sold as one parcel. Size 50.2x100.0x110.5x112. 114 Seventh Ave. (Adj. S. W. Cor. 17th St.) Three-story and basement brick dwelling. Size 18.11x40.0. UP-TO-DATE LOFT BUILDING 381 Broome St. (Bet. Mulberry and Mott Sts.) Seven story and basement brick loft building. Size 20.8x123.5x25.3x112.4x.

## Next Tuesday, April 19th

At Noon, in Salesroom, 14 Vesey St., N. Y. C.

## Executors' Sale

ESTATE OF PINCUS LOWENFELD, By Order of Executors,

Isaac Lowenfeld, William Prager and Alexander Pfeiffer. 466 to 472 East 10th St. Two 6-story tenements, to be sold separately. Size 50.6x102.3 each. 820 to 824 Third Ave. Three 5-story tenements, to be sold separately. Size 25x107 each. 306 to 312 East 27th St. Two 6-story tenements, to be sold separately. Sizes 48x98.9 and 57x98.9. 348 East 84th St. Three story dwelling. Size 20x102.1. 124 to 134 East 117th St. Three 6-story apartments, to be sold separately. Sizes 44.6x109.11 each. 48-50 West 128th St. Two 3-story dwellings, to be sold separately. Sizes 18 & 20.8x90.11. 138 to 142 East 28th St. Three 5-story tenements, to be sold separately. Size 25.1x85.8x122.4x. 264 Monroe St. 3 story dwelling. Size 25.1x85.8x122.4x. Alfred D. Lind, Esq., Attorney for Executors, 46 Cedar St., N.Y.C.

## Tuesday, April 26th

At Noon, at Exchange Salesroom, 14 Vesey St., N. Y. City.

## Absolute Auction Sale

PROPERTY OF BOGERT ESTATE

## 50 Lots and One Dwelling Flushing

BOROUGH OF QUEENS, NEW YORK CITY Washington, Lawrence, Garden & Sylvester Sts. Dwelling is three-story brick and contains about 20 rooms. A few blocks south of the centre of Flushing.

Henry L. Bogert and Walter L. Bogert, Esqs., Attorneys, 99 Nassau St., N. Y. C.

Joseph P. Day  
Auctioneer

During the years when rapid transit was in its infancy the Borough of Queens presented to the late Mayor Gaynor a map showing the routes of the proposed Corona and Astoria divisions of the Interborough and B. R. T. (Dual Subway systems). Mayor

Joseph P. Day  
Auctioneer

## "Buy a Few Lots Now"

FORMAL ANNOUNCEMENT

New York City Water Front and Adjacent Lots ready for All-year Homes and Bungalows

## 967 Throggs Neck Lots EAST BRONX

Near Pelham Bay Park—The 1700-acre Playground of New York

To be sold at

## Absolute Trustees' Sale

For the Estate of GEORGE BRUCE BROWN, Dec'd. By instructions from COLUMBIA TRUST COMPANY, Trustees

## Saturday, May 14th, 1921

(ON THE PREMISES)

These superbly located lots include nearly half a mile of waterfront and building sites on and adjacent to East Tremont Ave., Throggs Neck Boulevard, the Shore Drive and other adjacent streets and avenues in the Long Island Sound section of the Bronx.

An express station on the Lexington Ave., Southern Boulevard and Pelham Bay Park subway, is conveniently located in Westchester Square, at Westchester and East Tremont Aves.

"Buy a Few Lots Now" and get all the benefits of Tax Exemption for 10 years, provided you commence to build before April, 1922.

Send for Booklet

## Saturday, May 14th

at 2 P. M. on Court House Steps, in Monticello, Sullivan Co., N. Y.

## Absolute Executors Sale

Estate of Anna S. Smith, Dec'd., et al.

by order of Henry F. Gardner, Esq., Referee

## Mamakating Inn and 1767 Acres

Near Wurtsboro, Sullivan Co., N. Y., known as Mamakating Pk. on Masten Lake.

Included in the sale is the Mamakating Inn, a 3-story Hotel, with Casino, Bowling Alley, Dancing Hall, Garage, Stable, Laundry and Water Tank.

Suitable for Hotel, Sanitarium, Club or Real Estate Development.

LAKE FRONT SPECIALLY ADAPTED FOR BUNGALOWS.

70% may remain on Mortgage, at 6% for 1 to 5 years.

Humes, Buck, Smith & Tweed, Esqs., Attorneys for Plaintiff, 24 Broad St., New York City

Coran P. Capshaw, Esq., Counsel for Plaintiff, 24 Broad St., N. Y.

Send for Booklet

TELEPHONE CORTLANDT 0744

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MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

CITY REAL ESTATE.

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## Liquidation Auction Sale

William P. Rae Co., Auctioneers, Will Sell Without Reserve

WED., APRIL 20

At Brooklyn Real Estate Exchange 189-191 Montague Street (Auction Rooms), 12 o'clock Noon

Ocean Front Plot (8 lots)

## SEA GATE

Coney Island New York Harbor.

Send for Maps.

William P. Rae Co., Auctioneers, 189-191 Montague St., Brooklyn, N. Y.

ARTHUR C. SHERIDAN, Real Est. Auctioneer, 300 Broadway, Cor. 12th St.

## Downtown Private Dwellings At Auction

On Thursday, April 28th, at noon, Joseph P. Day will sell at the Exchange Salesroom, 14 and 16 Vesey St., eight former Astor Estate, well built dwellings, Nos. 333, 337, 339, 349, 351, 353, 359, 363 West 15th St., between 8th and 9th Avenues. All four stories, basement and cellar, brick and marble fronts. Size of each approximately 12x100. 14 and 15 rooms and bath. Leases expire May 1st. Each house will be sold subject to mortgage of \$13,000 running to 1924. Title policies of the Lawyers Title and Trust Co. free to purchasers. No. 345 West 15th St. is vacant and can be inspected between 10 A. M. and 4 P. M. Descriptive booklets can be obtained of the Auctioneer, Joseph P. Day, 67 Liberty St.

## AUCTION SALE

3 VACANT LOTS WEST SIDE OF MATTHEWS AVE., 143 Feet North of Bronxdale Ave. Size 25 x 80. NORTH SIDE OF BRONXDAL AVE. 90 Feet West of Matthews Ave. Size 28 x 57. Will Be Sold

TUESDAY, APRIL 26th at 12 o'clock noon at Exchange Salesroom, 14 Vesey St. Particulars from

Henry Brady

189 W. 33d St. Opp. Hotel Pennsylvania

Auctioneer

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

BUILDING LOAN MONEY

Long term loans in any amount on four, five and six story walkups. ELISHA SNIPPER, 135 Broadway. Phone 5036 Rector.

FIRST MORTGAGES

MORGENTHAU JR. &amp; CO.

1120 Broadway, Cor. 10th St.

## MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

\$5,000,000 TO LOAN

on first mortgages in Manhattan, Bronx, Brooklyn, Long Island and Westchester. Also \$200,000 for second mortgages.

DUROS CO., 261 Broadway, Phone Barclay 5734.

## CITY REAL ESTATE.

A. V. AMY &amp; CO.

160 West 72d St. Tel. 6810 Col.

ECONOMICAL AND EFFICIENT MANAGEMENT OF PROPERTY.

## CROSS &amp; BROWN COMPANY

Real Estate in all its branches. 467 BROADWAY. 18 EAST 41ST ST.

## FRED FOX &amp; CO.

270 MADISON AVE. 233 B. W. AVE.

## BUSINESS HESS PROPERTY

JOHN M. THOMPSON, Real Estate

217 Broadway. Telephone Barclay 2730.

DOUGLAS L. ELLIMAN &amp; CO. 15 East 40th St. Phone 9266.

HENRY HOP 567 2d Ave. Tel. Murray 4004-0474.

## CITY REAL ESTATE.

\$20,000 in Cash

will buy a modern elevator apartment, 87.6x55. Mortgage \$20,000. Rents \$27.00. Price very low. Perfect condition.

SLAWSON &amp; HOBBS, 101 West 23d St.

## EST. 1852

ASHFORTH &amp; CO.

501 FIFTH AV. 542 MURRAY HILL

William G. MacLean, Inc.

RENTING SPECIALISTS

420 6th Ave. Watkins 5047

## SPEAR &amp; CO.

COMMERCIAL PROPERTY, 140 BROADWAY, STUYVESANT 0627.

George B. Coran, Real Estate, Sale or Lease, 10 East Forty-third Street, New York.

R. E. Peterson, Real Estate in INDUSTRY, 327 Manhattan Ave., Brooklyn.

## CITY REAL ESTATE.

F. &amp; G. PFLOMM, REAL ESTATE, 1333 Broadway, at 35th St.

Management of Business Properties a Specialty.

Above 14th St. to 20th St. (Inclusive). East River to North River.

## MERCHANTS

Splendid opportunity to purchase 4 story and basement building, 5591, BROADWAY near 18th STREET

Convenient to all Subways. Especially suited to Grocery and Underwear concerns. Possession.

Attractive price and terms.

Spotts &amp; Starr, Inc. Times Building. Tel. Bryant 4299.

Gaines, Van Nostrand &amp; Morrison, Inc. 25 E. 26th St. Mod. Sq. 337.

Specialists in Gramercy Park Properties and Vicinity.

ONLY APARTMENT HOUSES AND DWELLINGS FOR SALE AND LEASE.

## TWO DWELLINGS

421 1st Ave. Chelsea Section.

LOUIS SCHLAG, 12 W. 23d St.

## CITY REAL ESTATE.

Above 14th St. to 20th St. (Inclusive). East River to North River.

## FOR SALE

33,000 Sq. Ft. Building

West 23d St.

Fireproof, Electric Light and Power Plant

67 Liberty St., N. Y. C.

Joseph P. Day, Auctioneer, Sole Agent.

## PENN. ZONE

3 STORY BUILDING, 50100.

WILL LEASE FOR 21 YEARS OR WILL SELL.

VERY REASONABLE TERMS.

P. M. CLEAR &amp; CO. 373 Seventh Ave. Phone Watkins 8558.

## 26 EAST 35TH STREET

Charming location, 2 story dwelling below new addition, 2000 sq. ft.

J. ANTHONY FERRARO, 600 6th Ave.

## CITY REAL ESTATE.

Above 14th St. to 20th St. (Inclusive). East River to North River.

## Byrne &amp; Bowman

30 East 42nd St.

TELEPHONE 2371 VANDERBILT

- OFFER -

## SUPERB INVESTMENT

Modern business building consisting of

stores and flats, located on one of the

busiest corners in the city, very high

class tenancy; rentals over \$250,000 per

annum. Owners anxious to sell, have

quoted very interesting figure to secure

quick action.

## To Close an Estate

IDEAL INVESTMENT

5-Story Fireproof Store and Loft Building in Lower 40s. Near 5th Ave. Possession of lots in May. Best Opportunity for firm desiring space. HARRIS, VAUGHT &amp; CO. 6 EAST 40TH ST.

EAST 57TH STREET FLAT

A five story triple flat; rental \$4,000. 5000 sq. ft. clean, excellent investment. JOHN PETERS, 210 E. 14th St.